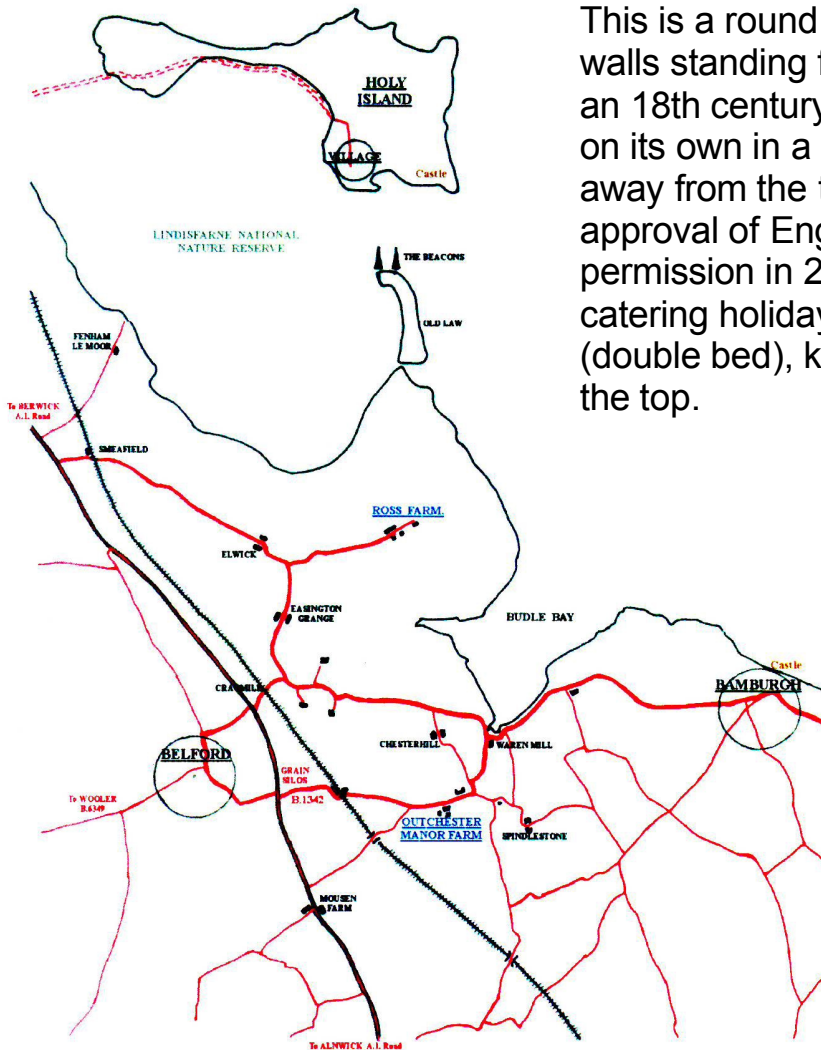


Access Statement for The Ducket.

Outchester, Belford, Northumberland, NE70 7ED

Introduction

This is a round tapering tower with thick stone walls standing four storeys high. It is thought to be an 18th century building and is Grade 2 listed. It is on its own in a grass field grazed by sheep kept away from the tower by a fence. With the approval of English Heritage and planning permission in 2007, it has been made into a self-catering holiday home with bathroom, bedroom (double bed), kitchen, sitting room and library at the top.



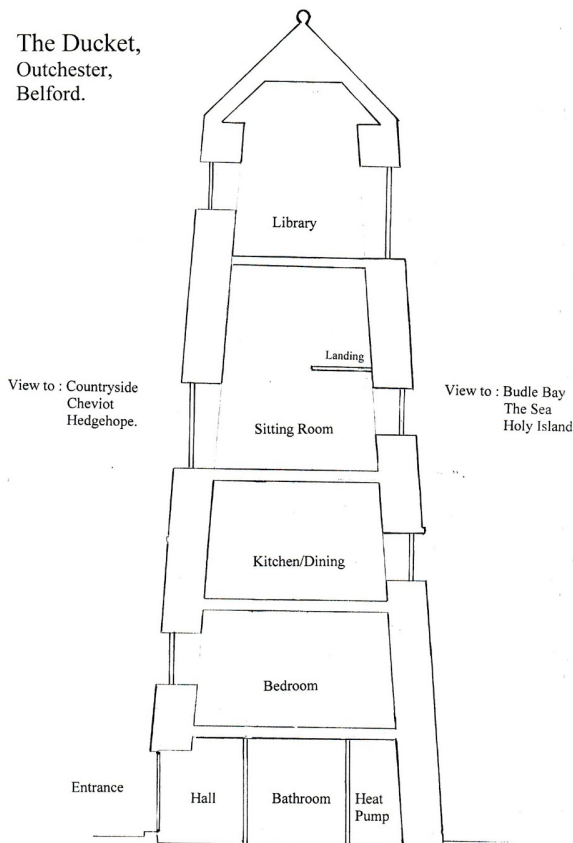
Pre-Arrival

- Only suitable for adults happy to climb the stairs. No babies.
- No public transport.
- 3 miles to Belford, 3 miles to Bambergh, 1/2 mile to Warenmill/Budle Bay.
- Provisions available in Belford & Bambergh.
- Wi-Fi & mobile phone reception. Payphone 1/4 mile at Outchester Manor Cottages.
- Local Taxi service.
- Secure private parking on-site.

Arrival & Car Parking Facilities

- Private parking for 2 cars within security gates
- Access code provided to work security gates
- Tarmac road to security gates. Car park area is gravel.
- Path of level stone paving from car park to entrance door.
- Limited lighting operated by sensors along path.
- Car park lighting also operated by sensors.
- Entrance door key collection arranged nearby.

The Ducket,
Outchester,
Belford.



Main Entrance

- Path from car park is 21 metres long, 840mm wide, all flat stone flags.
- The single entrance has an outer and inner door. The solid outer door opens outwards and is held open with hooks. The inner door (top half glass) opens inwards. Both have keys. The opening is 1780mm high and 850mm wide. There is a step up of 150mm and then a step down onto the doormat of 150mm.
- The entrance hall is approx 2.8 mtrs x 1.45 mtrs. It has a smooth tiled surface. Four large coat-hooks on the wall. In the cupboard there is a clothes washer/drier.
- On the right a door leads into the bathroom - 1980mm high and 760mm wide.
- On the left the stairs follow the curve of the tower up to the bedroom - no door either top or bottom.

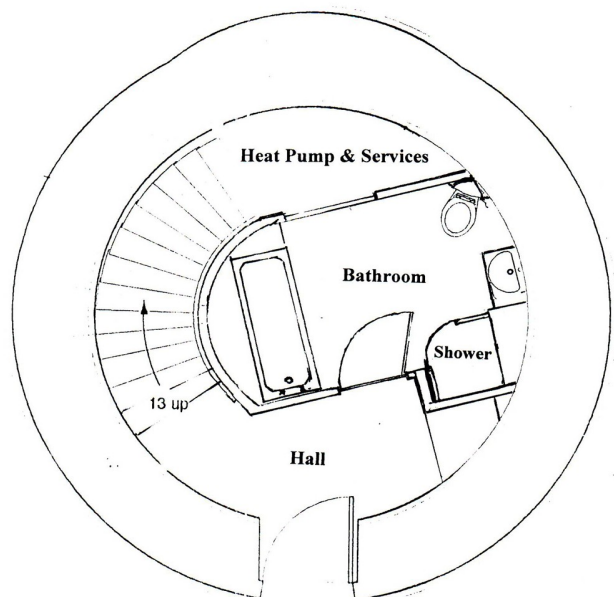
Bathroom

- The bathroom is on the ground floor. Approx 2mtrs x 2mtrs with a smooth tiled floor.
- A bath - 1660mm x 680mm.- with a non-slip bottom
- A separate shower in shower cubicle with twin sliding doors.
- Basin with mirror and light. WC. Electric towel rail.
- Chair. Shelf stand.
- Extending clothes line over bath.

Stairs from Hall

The stairs are oak treads on a metal spine.

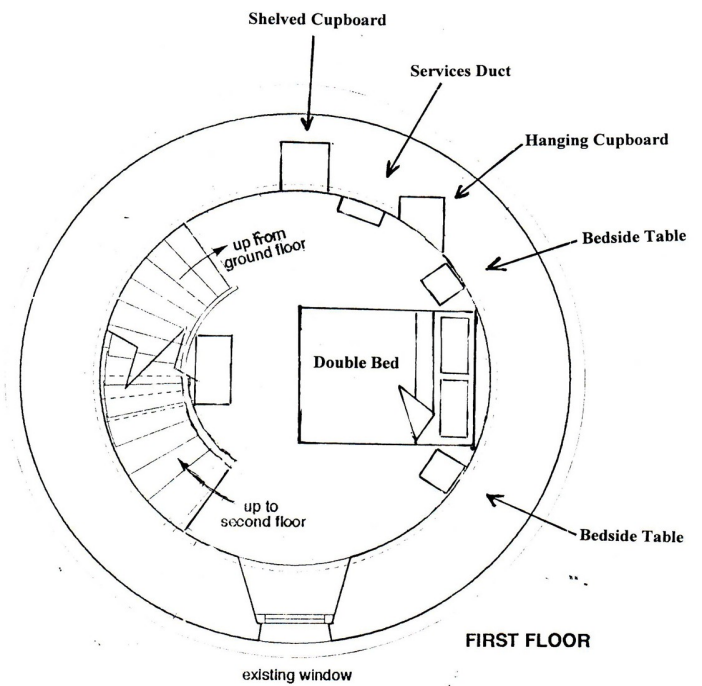
- There are 13 steps up to the bedroom. Tread width 1040mm and step height 205mm.
- There is a continuous metal handrail
- There is low level lighting all the way with switches at top and bottom.



GROUND FLOOR

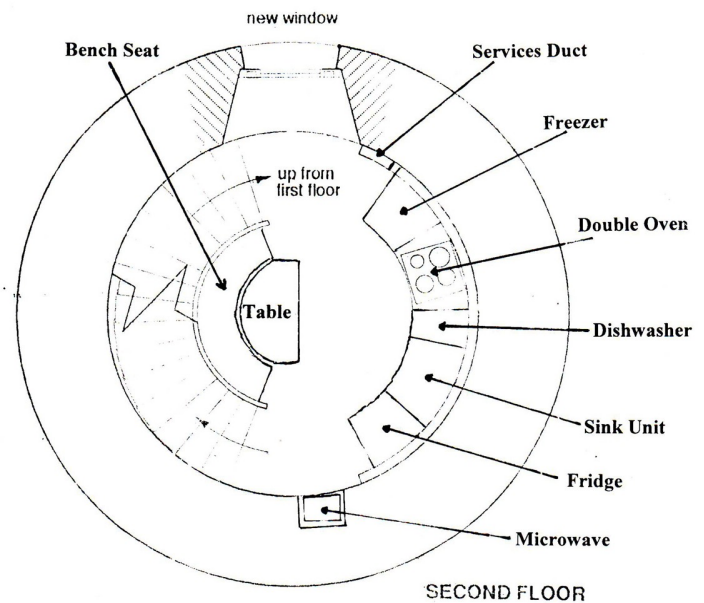
Bedroom

- The bedroom is on the 1st floor. Window facing SW.
- Approx 4.3 mtrs in diameter, less the area taken up with the staircase.
- Stairs up from here to kitchen - 14 steps, 940mm wide, step height 200mm. No doors. Continuous metal handrail.
- One double king size bed - 1600mm x 2050mm. Two bedside tables with lights.
- Chest of drawers, hanging cupboard, wall cupboard, chair and stool.
- Underfloor central heating.
- Karndean flooring with oak pattern.
- Freeview TV.



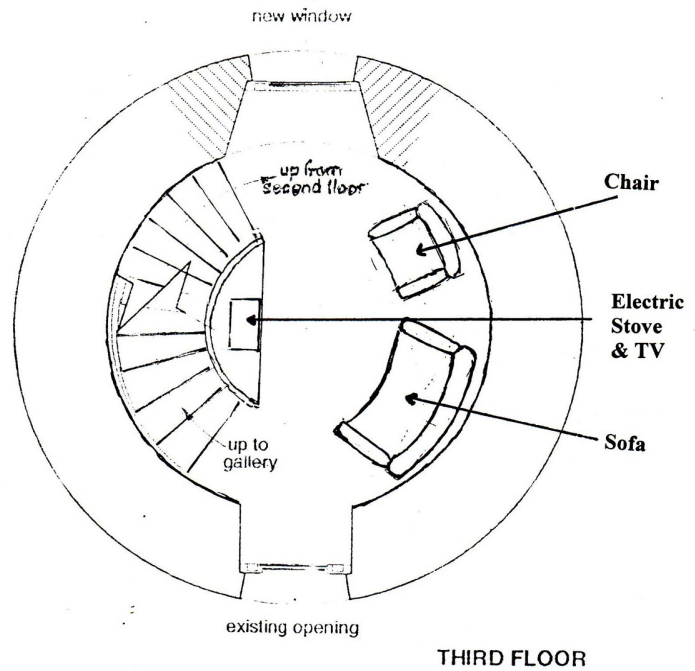
Self-Catering Kitchen

- Kitchen/Dining is on 2nd Floor. Approx 3.9mtr diameter less stair space.
- Window facing NE. Underfloor heating - oak pattern Karndean flooring.
- Stairs up from kitchen to sitting-room. 14 steps, about 930mm wide with a step height 205mm. No doors. Continuous metal handrail.
- Double oven cooker/grill, microwave, dishwasher, fridge, freezer, mixer, kettle.
- Dining table with bench for two, chairs also available.
- Full compliment of cutlery, crockery, kitchen equipment in various cupboards, etc.
- Freeview TV.



Sitting Room

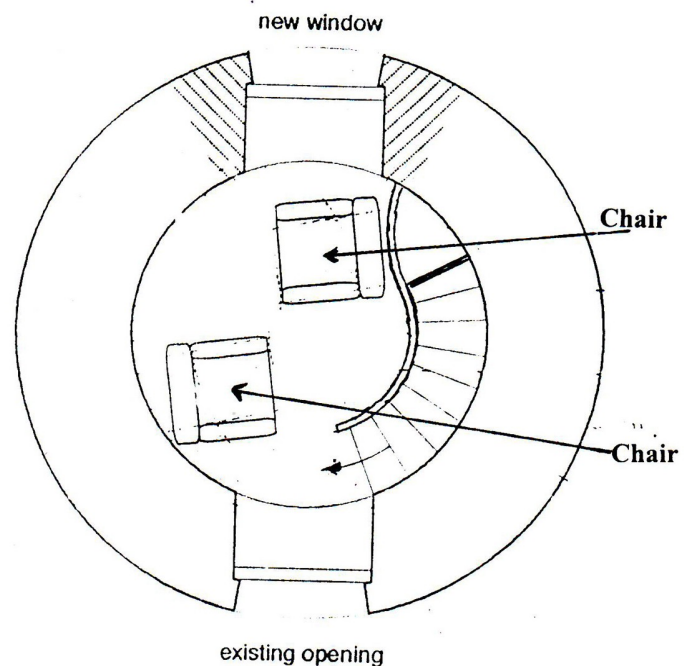
- The sitting room is on the third floor, above the bedroom & kitchen.
- A large window facing SW and a smaller window facing NE
- Underfloor heating - oak pattern Karndean flooring.
- The staircase up from the sitting-room to the library has two flights—see details below.
- The diameter of the room is about 3.6 mtrs - part of the area taken up by the staircase.
- There is a Springborne electric stove.
- It has a sofa, an easy chair, stool, and reading lights.
- Freeview TV and DVD player



THIRD FLOOR

The Library

- Above the sitting room there is The Library. Access by two flights of stairs - 11 steps 740mm wide up to the landing and a further 12 steps 830mm wide up to the top, all step heights 200mm. No doors.
- The library contains shelves of books. It has a large window facing NE towards the sea, Budle Bay and Holy Island, and a smaller window facing SW - countryside & Cheviot. The floor is oak.
- There are two wicker easy chairs with reading lights.
- No TV.



GALLERY LEVEL

Additional Information.

Any queries or problems do contact us as soon as possible—details in the folder.

Evacuation procedure—either by the entrance door or via the bedroom window.

A no smoking policy applies within the building. Also no pets.

Future Plans— these will depend on feedback from those who stay in The Ducket.

We welcome your feedback to help us continuously try to improve things—if you have any comments, please phone 01668213336 or 01668213228 or contact us via www.rosscottages.co.uk.